171.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,017,400	/	1,017,400
USE VALUE:	1,017,400	/	1,017,400
ASSESSED:	1,017,400	/	1,017,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASTABLE STEPHEN V
Owner 2:	CARME GINA M
Owner 3:	
Street 1:	55 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARQUIS ANITA S -
Owner 2:	SIROIS THERESE M -
Street 1:	55 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Vinyl Exterior and 2066 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11568.000	476,500	4,000	536,900	1,017,400
Total Card	0.266	476,500	4,000	536,900	1,017,400
Total Parcel	0.266	476,500	4,000	536,900	1,017,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.45 | /Parcel: 492.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113558

GIS Ref

GIS Ref

Insp Date 06/07/18

!13269!

PREVIOUS ASSESSMENT

Parcel ID 171.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	476,500	4000	11,568.	536,900	1,017,400		Year end	12/23/2021
2021	101	FV	461,800	4000	11,568.	536,900	1,002,700		Year End Roll	12/10/2020
2020	101	FV	461,800	4000	11,568.	536,900	1,002,700	1,002,700	Year End Roll	12/18/2019
2019	101	FV	346,200	4000	11,568.	536,900	887,100	887,100	Year End Roll	1/3/2019
2018	101	FV	361,900	4000	11,568.	475,600	841,500	841,500	Year End Roll	12/20/2017
2017	101	FV	361,900	4000	11,568.	398,900	764,800	764,800	Year End Roll	1/3/2017
2016	101	FV	361,900	4000	11,568.	398,900	764,800	764,800	Year End	1/4/2016
2015	101	FV	342,000	4000	11,568.	345,200	691,200	691,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:36:27

LAST REV

Date	Time
07/05/18	13:55:36
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARQUIS ANITA S	48498-586		11/15/2006		676,000	No	No		
	12604-617		3/25/1974			No	No		N

USER DEFINED

Prior Id # 1:	113558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2017	772	Redo Kit	18,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
12/24/2008	Meas/Inspect	336	PATRIOT
3/19/2007	MLS	MM	Mary M
12/21/1999	Meas/Inspect	243	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11568		Sq. Ft.	Site		0	70.	0.66	8									536,928						536,900	

Total AC/HA:	0.26556	Total SF/SM:	11568	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	536,928	Spl Credit		Total:	536,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14388514
Const Adj.:	0.99980003
Adj $ / SQ:	148.675
Other Features:	76250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534205
Depreciation:	57694
Depreciated Total:	476511

COMMENTS

648-1692 SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

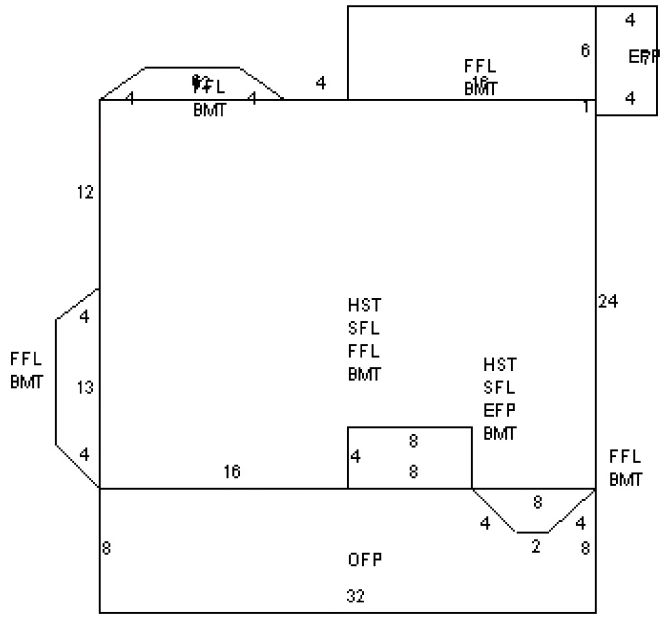
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.90
Special Features:	0	Val/Su Net:	140.73
Final Total:	476500	Val/Su SzAd	224.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	958	44.600	42,729
FFL	First Floor	926	148.680	137,673
SFL	Second Floor	800	148.680	118,940
HST	Half Story	400	139.750	55,902
OFP	Open Porch	242	23.310	5,642
EFP	Enclos Porch	60	72.590	4,355

	Net Sketched Area:	3,386		Total:	365,241
Size Ad	2126	Gross Area	3786	FinArea	2066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1930	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000